048.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	889,000 / 889,000
					USE VALUE:	889,000 / 889,000
					ASSESSED:	889,000 / 889,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59	-61	MAYNARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERREIRA SARA P /TRUSTEE
Owner 2:	TAVARES FAMILY TRUST
Owner 3:	
Street 1:	59 MAYNARD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TAVARES ALVARO & MARIA -
Owner 2:	-
Street 1:	59 MAYNARD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,177 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2198 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5177.000	424,400	4,400	460,200	889,000
Total Card	0.119	424,400	4,400	460,200	889,000
Total Parcel	0.119	424,400	4,400	460,200	889,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.46 | /Parcel: 404.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34279

GIS Ref

GIS Ref

Insp Date 11/10/18

!4087!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 048.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	424,400	4400	5,177.	460,200	889,000	889,000	Year End Roll	12/18/2019
2019	104	FV	330,300	4400	5,177.	489,000	823,700	823,700	Year End Roll	1/3/2019
2018	104	FV	330,300	4400	5,177.	356,700	691,400	691,400	Year End Roll	12/20/2017
2017	104	FV	309,700	4400	5,177.	310,700	624,800	624,800	Year End Roll	1/3/2017
2016	104	FV	309,700	4400	5,177.	264,600	578,700	578,700	Year End	1/4/2016
2015	104	FV	275,800	4400	5,177.	258,900	539,100	539,100	Year End Roll	12/11/2014
2014	104	FV	275,800	4400	5,177.	212,900	493,100	493,100	Year End Roll	12/16/2013
2013	104	FV	287,000	4400	5,177.	202,500	493,900	493,900		12/13/2012

PRINT

Date	Time
12/10/20	19:10:09

LAST REV

Date	Time
04/09/19	15:35:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4087

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAVARES ALVARO	66793-45		2/11/2016	Convenience	99	No	No		
PAZZIA DOMENIC/	24885-483		9/28/1994		232,000	No	No		Y

USER DEFINED

Prior Id # 1:	34279
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/1999	513	Manual	3,000					REPAIR PORCH
11/9/1993	558	Manual	4,000					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
2/2/2009	Meas/Inspect	294	PATRIOT
4/15/2000	Inspected	270	PATRIOT
3/3/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5177		Sq. Ft.	Site		0	80.	1.11	1									460,248						460,200	

Total AC/HA: 0.11885 | Total SF/SM: 5177 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 460,248 | Spl Credit | Total: 460,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12770700
Const Adj.:	0.99186128
Adj $ / SQ:	190.150
Other Features:	101886
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	615029
Depreciation:	190659
Depreciated Total:	424370

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

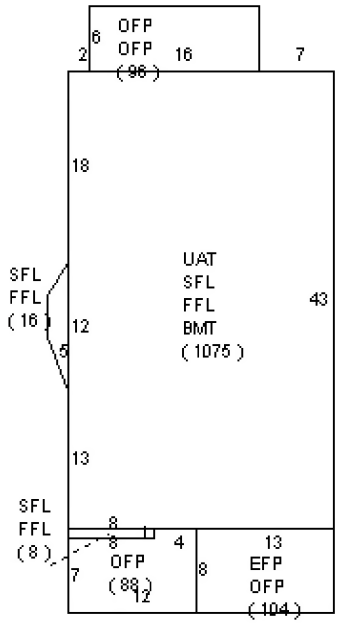
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	190.15
Special Features:	0	Val/Su Net:	105.31
Final Total:	424400	Val/Su SzAd	193.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,099	190.150	208,975
SFL	Second Floor	1,099	190.150	208,975
BMT	Basement	1,075	57.040	61,323
OFP	Open Porch	384	20.630	7,921
UAT	Upper Attic	269	76.060	20,441
EFP	Enclos Porch	104	52.970	5,509

	Net Sketched Area:	4,030		Total:	513,144
Size Ad	2198	Gross Are	4836	FinArea	2198

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1923	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400